

40 WEST ACORN LANE

Lake In The Hills, IL 60156



NEWLY REMODELED TURN KEY DAYCARE

HIGHLIGHTS:

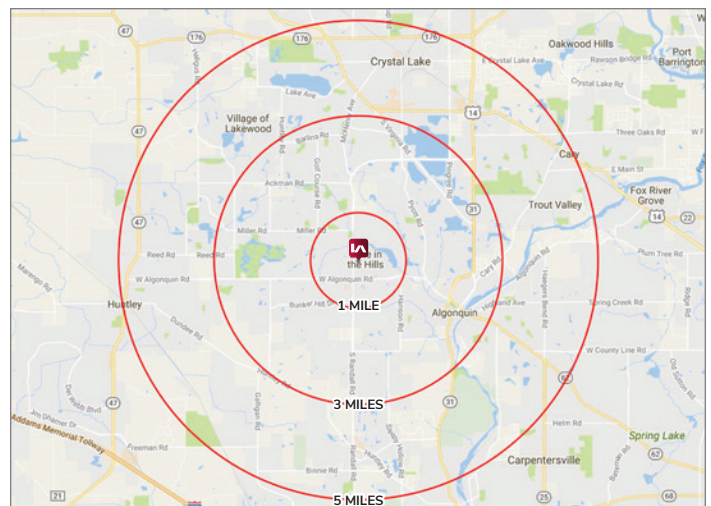
- **FOR LEASE:** 7,700 SF Available
- Originally Built in 1992 and Expanded in 2002
- Built on a 1.77 Acre Lot with 48 Surface Parking Spaces
- Building Zoned B-3 Business District

OPPORTUNITY IDENTIFICATION:

- Excellent Location for Medical, Services, or Office Users
- Prime Opportunity for Child-Related Retailers and Services to be Adjacent to a Little Minds Learning Center

TRAFFIC COUNTS:

- Randall Road: 37,600 VPD
- Algonquin Road: 35,200 VPD



	1 MILE	3 MILES	5 MILES
Estimated Population	10,787	69,051	150,970
Number of Households	3,961	24,627	53,222
Household Income (AVG)	\$109,121	\$120,087	\$118,253
Daytime Population	8,586	35,541	91,272

A. RICK SCARDINO
Principal
rscardino@lee-associates.com
773.355.3040

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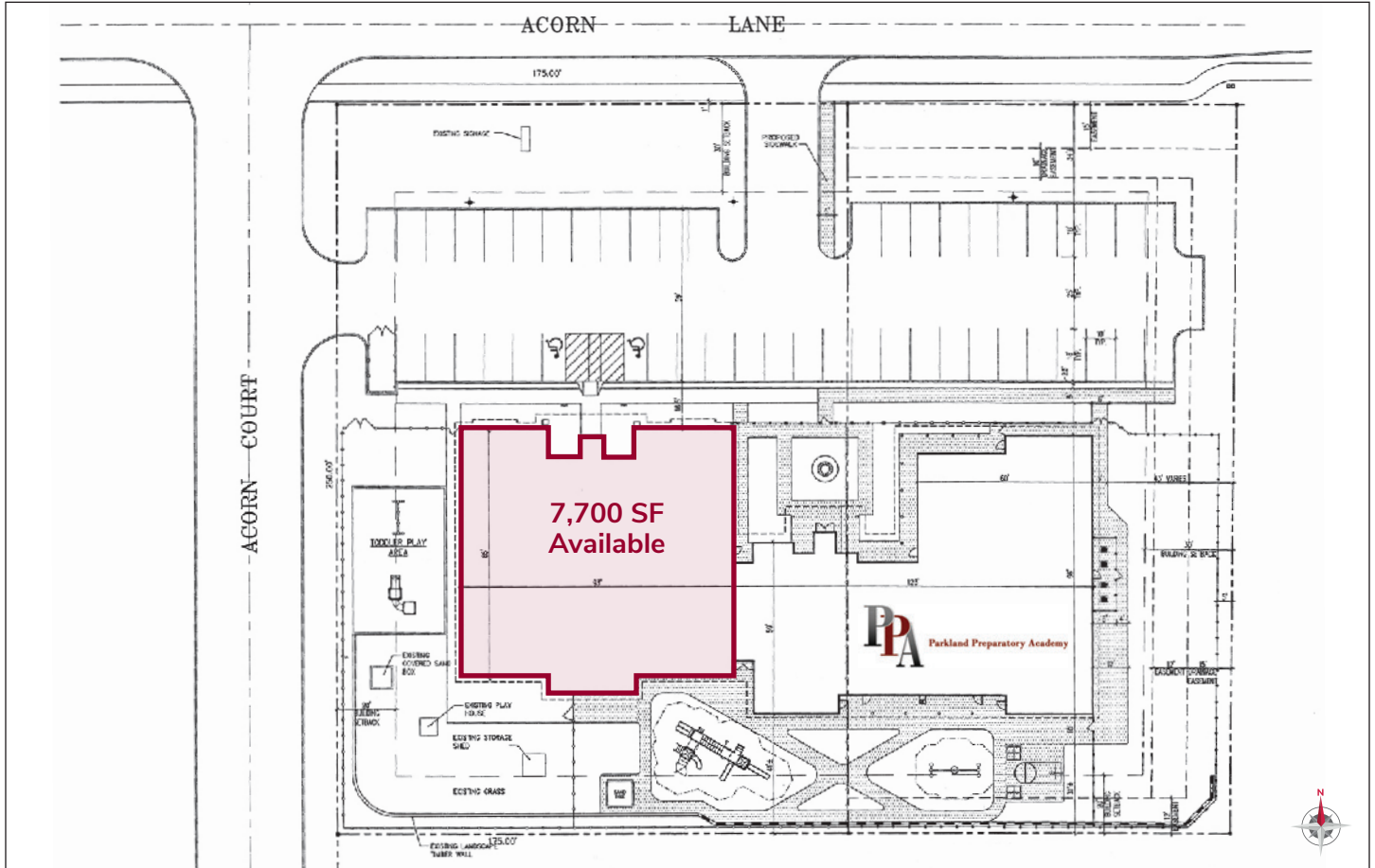
RETAILER AERIAL



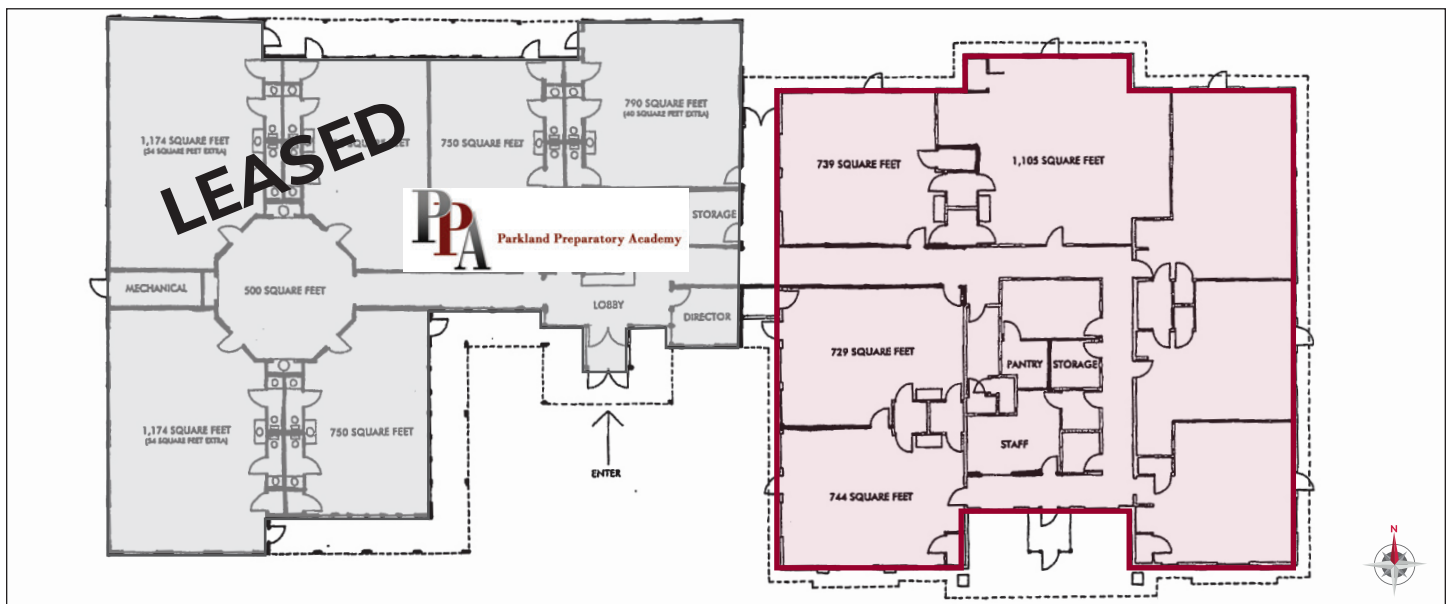
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SITE PLAN



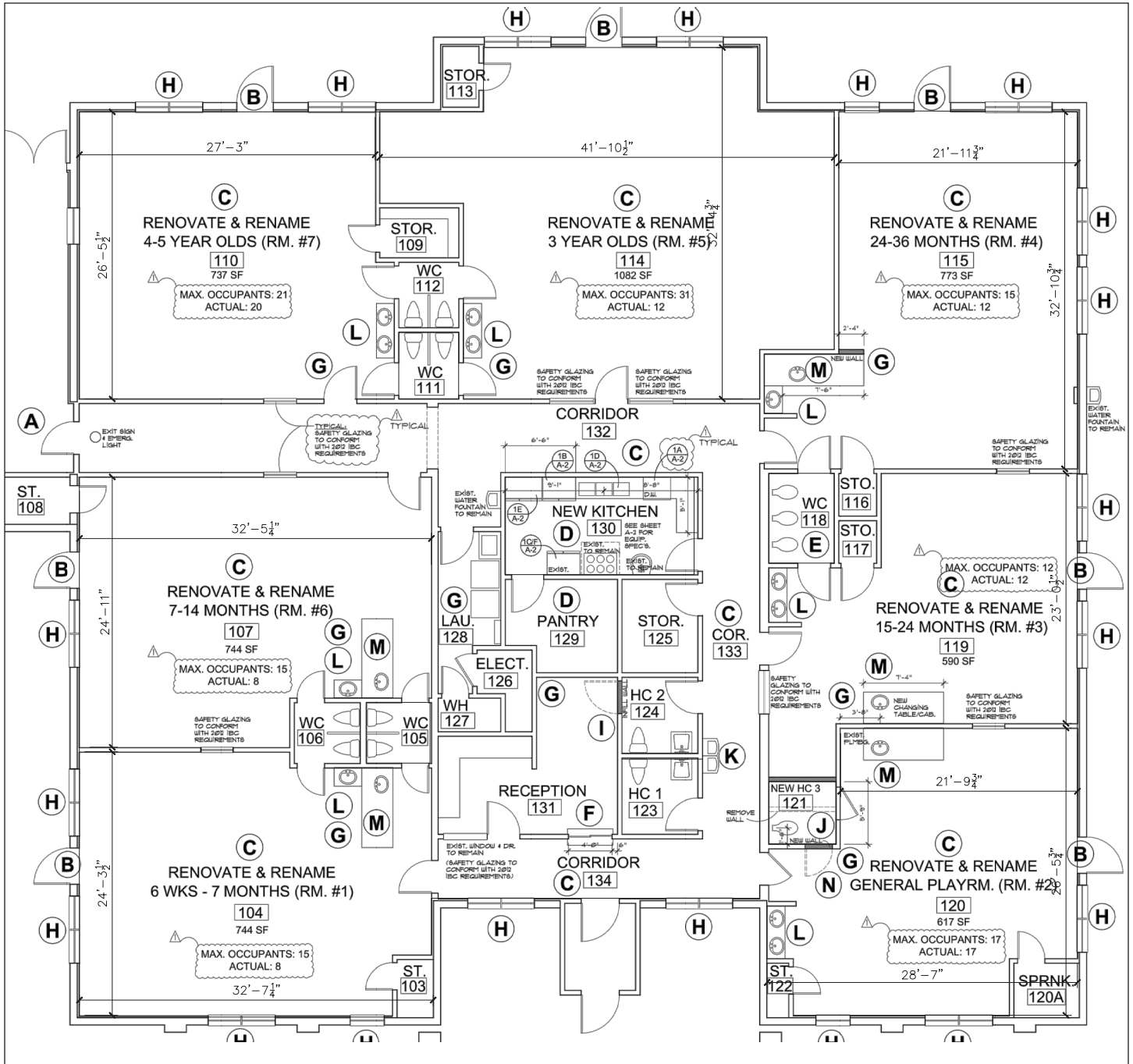
EXISTING FLOOR PLAN



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FLOOR PLAN



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